



# Tyn Y Mynydd

Nebo LL26 0TF

£550,000

A traditional country residence set in own grounds surrounded by open countryside with extensive view of the Snowdonia mountain range.

VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN

Tenure: Freehold. EPC Rating - E. Council Tax Band - E.

Tyn y Mynydd is located on the outskirts of the Village of Nebo in an elevated setting, high above the Conwy Valley, surrounded by open farmland. The improved, upgraded and refurbished double fronted former farmhouse offers good quality accommodation, together with a range of traditional former farm buildings and attractive grounds with wonderful views. The outbuildings lends themselves to a variety of uses, subject to any necessary consent.

Affording small Entrance Hall, Lounge with inglenook fireplace and beamed ceiling, Kitchen, Dining Room, Utility and Cloak Room, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Shower Room. Central heating and double glazing.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

A superb country lifestyle opportunity, situated within 5 miles of Llanrwst. The property is located within 0.5 miles of the village of Nebo and within 7 miles of Betws y Coed.

The Accommodation Affords:  
(Approximate measurements only)

### Small Front Entrance Hallway

Staircase leading off to First Floor Level, tiled floor, electric meters.

### Lounge

11'6" extending to 15'4" x 16'4" (3.53m extending to 4.69m x 5.0m)

Feature inglenook fireplace with substantial oak lintel over wood burning stove, slate hearth, fitted book shelving to recessed alcoves, TV point, 2 radiators, double glazed windows overlooking front and rear, understairs storage cupboard, beamed ceiling, wall lights.

### Kitchen

16'4" x 8'11" (5.0m x 2.72m )

Fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, electric cooker point, wall shelving, vegetable rack, radiator, tiled floor, custom built low level storage cupboards. Step leading up to Dining Room.



### Dining Room

16'4" x 9'10" (5.0m x 3.0m)

Tiled floor, double glazed window overlooking side and front elevation, radiator, wall lights.

### Lean-to rear Utility/Porch

Utility area with plumbing for automatic washing machine, space for dryer, radiator, double glazed windows, timber rear door.

### Cloak Room

With w.c. corner wash basin, ladder style heated towel rail.

### First Floor Landing

Radiator, timber floorboards, Velux double glazed window, access to roof space.

### Bedroom 1

12'6" x 8'8" (3.82m x 2.65m)

Timber floorboards, built-in wardrobe, double glazed window overlooking front with views, shelving.

### Bedroom 2

9'8" x 7'8" (2.95m x 2.36m)

Timber floorboards, double glazed window overlooking rear enjoying views, radiator, built-in wardrobe.

### Bedroom 3

11'0" x 8'7" (3.36m x 2.64m)

Double glazed window overlooking front enjoying views, radiator, built-in wardrobes and shelving unit.

### Shower Room

5'9" x 5'4" (1.77m x 1.63m)

Three piece suite comprising Shower enclosure, concealed cistern w.c. and vanity wash basin, towel rail, double glazed window to rear.

### Outside

The property stands within it's own sizeable grounds, approached over a right of way access along a track. Attractive grassed gardens to front and rear. Summer house with uPVC double glazing and covered decking area to enjoy evening sunsets. Range of traditional farm buildings in good order, comprising outside games room with power and light connected, stable front door and timber steps leading up to insulated loft area above, which could also provide additional bedroom area if required. Former shippen, currently used as workshop and storage (9.41m x 4.93m), power and light connected, 'A' frame roof timbers. Separate former stable/workshop with cobbled floor (6.5m x 6.4m). In addition to the farm buildings, there are areas of landscaped grounds and attractive seating areas to enjoy the extensive countryside views towards the Snowdonia mountain range. Small stream, fruit cage and vegetable patch.



## Services

Mains water and electricity are connected to the property, septic tank drainage.

## Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

## Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## Council Tax

Band E.

## Directions

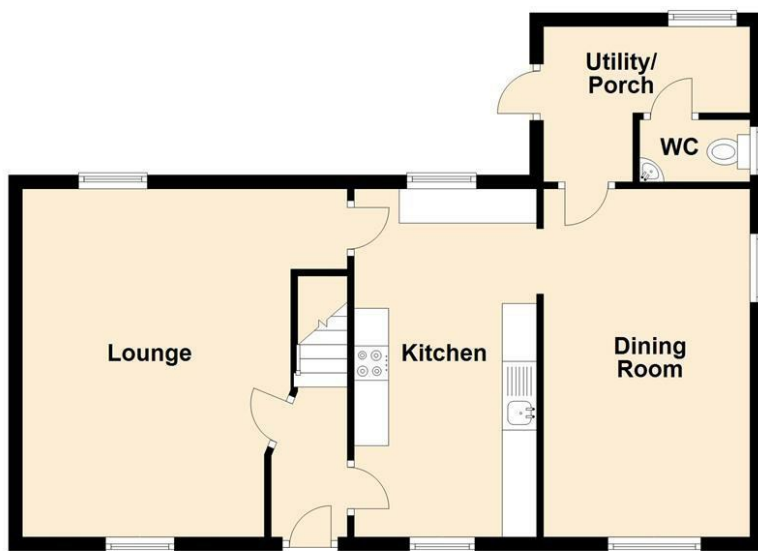
From the Agent's office, continue South to the Village of Nebo. Continue through the village out towards Pentrefoelas for approximately 0.5 miles and the property will be viewed on the right hand side, signposted from the road marked Ty'n y Mynydd.



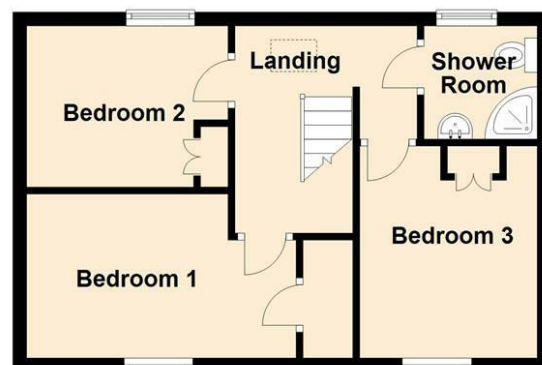


| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) <b>A</b>                          |         |                                                                                                              |
| (81-91) <b>B</b>                            |         |                                                                                                              |
| (69-80) <b>C</b>                            |         | 80                                                                                                           |
| (55-68) <b>D</b>                            |         |                                                                                                              |
| (39-54) <b>E</b>                            | 50      |                                                                                                              |
| (21-38) <b>F</b>                            |         |                                                                                                              |
| (1-20) <b>G</b>                             |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

## Ground Floor



## First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

